149.0	0004	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	955,000 / 955,000
					USE VALUE:	955,000 / 955,000
					ASSESSED:	955,000 / 955,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		SCHOOL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOORE CHRISTOPHER B/MARGARET
Owner 2:	
Owner 3:	
Street 1:	80 SCHOOL ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FRASER ANGUS CHARLES/ETAL -
Owner 2:	FRASER -GOLDMAN JENNIFER -
Street 1:	80 SCHOOL ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,962 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 2180 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5962.000	535,800		419,200	955,000
Total Card	0.137	535,800		419,200	955,000
Total Parcel	0.137	535,800		419,200	955,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 438.13 | /Parcel: 438.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 98165

GIS Ref

GIS Ref

Insp Date 04/18/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 149.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	535,800	0	5,962.	419,200	955,000	955,000	Year End Roll	12/18/2019
2019	101	FV	407,600	0	5,962.	419,200	826,800	826,800	Year End Roll	1/3/2019
2018	101	FV	418,100	0	5,962.	371,300	789,400	789,400	Year End Roll	12/20/2017
2017	101	FV	418,100	0	5,962.	311,400	729,500	729,500	Year End Roll	1/3/2017
2016	101	FV	418,100	0	5,962.	311,400	729,500	729,500	Year End	1/4/2016
2015	101	FV	389,300	0	5,962.	269,500	658,800	658,800	Year End Roll	12/11/2014
2014	101	FV	389,300	0	5,962.	260,500	649,800	649,800	Year End Roll	12/16/2013
2013	101	FV	389,300	0	5,962.	247,900	637,200	637,200		12/13/2012

!11650!

PRINT

Date	Time
12/11/20	01:47:37

LAST REV

Date	Time
05/03/18	15:12:14

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11650

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRASER ANGUS CH	1326-136		9/22/2006		684,000	No	No		
BARGA JOHN L--E	1237-136		6/1/2001		430,000	No	No		
BARGA JOHN L/ET	1112-144		6/19/1992		189,400	No	No		Y

USER DEFINED

Prior Id # 1:	98165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2016	1477	Solar Pa	7,740	C				
9/10/2014	1166	Re-Roof	5,940					Strip and re-roof.
7/9/2009	567	Wood Dec	14,500					
9/10/2004	849	Addition	203,000	C		G6	GR FY06	17X22 remod kit/bt

ACTIVITY INFORMATION

Date	Result	By	Name
4/18/2018	MEAS&NOTICE	CC	Chris C
1/20/2009	Meas/Inspect	336	PATRIOT
12/29/2006	MLS	MM	Mary M
3/16/2006	OWNR INFO	BR	B Rossignol
4/12/2005	Permit Visit	BR	B Rossignol
8/15/2001	MLS	MM	Mary M
1/7/2000	Inspected	276	PATRIOT
11/17/1999	Measured	263	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5962		Sq. Ft.	Site		0	70.	1.00	8									419,201						419,200	

Total AC/HA: 0.13687 | Total SF/SM: 5962 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 419,201 | Spl Credit | Total: 419,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21390975
Const Adj.:	0.98990101
Adj $ / SQ:	150.206
Other Features:	108773
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	561593
Depreciation:	25833
Depreciated Total:	535760

COMMENTS

BMT GAR REAR SCUTTLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths: 1					HB 1		

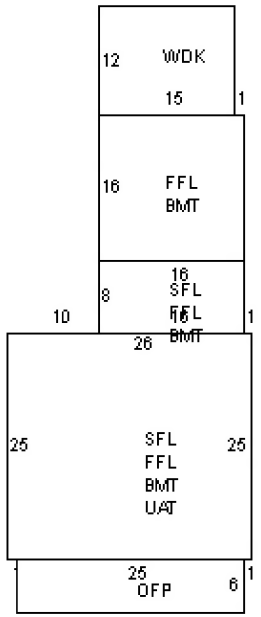
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	181.75
Special Features:	0	Val/Su Net:	156.67
Final Total:	535800	Val/Su SzAd	287.76

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,059	56.080	59,388
FFL	First Floor	1,059	150.210	159,068
SFL	Second Floor	803	150.210	120,616
WDK	Deck	180	11.440	2,059
UAT	Upper Attic	169	60.080	10,139
OFP	Open Porch	150	27.220	4,083
	Net Sketched Area:	3,420	Total:	355,353
Size Ad	1862	Gross Are	3926	FinArea 2180

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

149.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	